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## MEMORANDUM

**To:** Honorable Mayor and City Commission  
**Thru:** Michael E Jackson, Interim City Manager  
**From:** Thomas J. Lanahan, Treasure Coast Regional Planning Council  
**CC:** Nylene Clarke, City Clerk  
**Date:** August 13, 2024  
**Re:** 2nd Reading, Zoning Change  
Application for property located at Bacom Point Rd (PCN 48-36-42-24-01-000-0770)

### **ZONING CHANGE (REZONING):**

The property owner Camaro Farms, Inc. has requested to change the Zoning designation of their 2.28 acre property, located on the west side of Bacom Point Road just north of 14<sup>th</sup> Street, from Single Family Residential, Very Low Density to Neighborhood Commercial. In conjunction with a related request to change the Future Land Use designation of the property to Commercial, various commercial uses would be allowed on site including the proposed offices for Camaro Farms.

### **STAFF REVIEW AND RECOMMENDATION:**

Staff reviewed the request and found that it meets the criteria of Section 14-27(d) within the City of Pahokee's Land Development Code concerning changes to the Official Zoning Map. The proposal meets concurrency in that all services are currently available to the site or will be required to be available prior to issuance of a Certificate of Occupancy for any use on the site. In addition, the proposal is compatible with the proposed Commercial Future Land Use designation of the property. While the properties to the north and south of the subject site also have a zoning designation of Single Family Residential, Very Low Density their current use as churches is not an allowable use in that district and they would be more appropriately zoned Residential Medium. This supports consideration of the subject site as an appropriate location for a small higher density residential or commercial node. The Neighborhood Commercial district is the most restrictive of the City's commercial zoning districts and is suitable for small, neighborhood serving commercial uses or the limited off-site impacts expected from the proposed offices for Camaro Farms. Compatibility will be enhanced through the setbacks and perimeter landscape buffer requirements of the Land Development Code. Therefore, staff recommends approval of the Zoning Change from Single Family Residential, Very Low Density to Neighborhood Commercial.

### **ZAP BOARD RECOMMENDATION:**

On July 1, 2024, the Zoning and Adjustment Board, held an advertised public hearing, reviewed the application, and voted unanimously to recommend that the City Commission approve the requested Zoning Change from Single Family Residential, Very Low Density to Neighborhood Commercial.